

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Dombivli, Taluka Kalyan, District Thane, on this 05th day of dec 2024.

BY AND BETWEEN

M/S. VENUS NIRVANA LLP, a Limited Liability Partnership Firm duly incorporated and registered under the provisions of Limited Liability Partnership Act, 2008, vide Certificate of Incorporation dated 7th August 2020 bearing LLP Identification number - AAT-2554 issued by the Registrar of Companies, also bearing PAN - AATFV1280A, having its registered office at "606, Runwal R-Square, LBS Marg, Mulund West, Mumbai - 400 080", through its Designated Partner MR. SANJAY RAMNARAYAN SINGH, Age- 53 Years, Indian Inhabitant, hereinafter called and referred to as "PROMOTERS" (which expression shall unless it be repugnant or contrary to the context or meaning thereof and with all its grammatical variations and cognate expressions, be deemed to mean and include all its existing partners, incoming partners, surviving partners, their respective heirs, executors, administrators, successors-in-title, nominees and assigns) OF THE ONE PART;

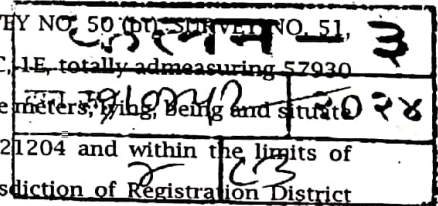
AND

MS. ASMITA AMBIKESHWAR PANDEY, Age - 25 years, Indian Inhabitant, PAN - DPOPP7401E, having address at Room No. 3442, Sanjay Gandhi Nagar, Digha, Airoli, Navi Mumbai, Thane-400 708, hereinafter called and referred to as the "PURCHASER" (which expression unless excluded by or repugnant or contrary to the context or meaning thereof and with all its grammatical variations and cognate expressions, shall mean and include his/her/their respective heirs, executors, administrators, successors and assigns) OF THE OTHER PART.

WHEREAS:

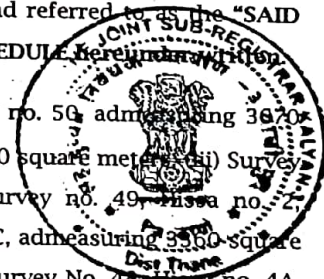
A. DESCRIPTION OF THE PROPERTIES:

A1. All those pieces and parcels of freehold lands bearing SURVEY NO. 48, HISSA NOS. 1, 2, 3, 4A, 4B (Pt), 4C (pt), 8, SURVEY NO. 49, HISSA NOS. 1, 2(pt), SURVEY NO. 50 (pt), SURVEY NO. 51, HISSA NOS. 4(pt), 5, 6, SURVEY NO. 233 HISSA NOS. 1B(pt), 1C, 1E, totally admeasuring 57930 square meters out of which an area admeasuring 38648 square meters, lying, being and situated at Revenue Village Bhopar, Taluka Kalyan, District Thane-421204 and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District



Thane and Sub Registration District Kalyan, hereinafter called and referred to as the "SAID PROPERTIES" and more particularly described in the FIRST SCHEDULE hereinafter.

A2. All those pieces and parcels of freehold lands bearing (i) Survey no. 50, admeasuring 3670 square meters, (ii) Survey no. 233, Hissa No. 1B, admeasuring 7200 square meters, (iii) Survey no. 48, Hissa no. 8, admeasuring 1290 square meters, (iv) Survey no. 49, Hissa no. 2, admeasuring 3710 square meters, (v) Survey No. 233, Hissa no. 1C, admeasuring 3560 square meters out of total area admeasuring 7410 square meters, (vi) Survey No. 48, Hissa no. 4A, admeasuring 5980 square meters out of total area admeasuring 7480 square meters, (vii) Survey No. 48, Hissa no. 4B, admeasuring 5970 square meters, (viii) Survey No. 48, Hissa no. 1, admeasuring 600 square meters, (ix) Survey No. 48, Hissa no. 2, admeasuring 1670 square



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of the said Project as may be amended or revised and approved from time to time shall supersede the presently sanctioned building plans. Provided that the Promoters shall have to obtain prior consent in writing of the Purchaser/s in respect of variations or modifications which may adversely affect the Said Flat of the Purchaser/s except any alteration or addition required by any Government Authorities or due to change in law.

E2 The Promoters have further made it clear that the Promoter shall avail the benefits of additional FSI, Premium FSI, Ancillary FSI and/or Transferable Development Rights (TDR) as may be permissible in respect of the Said Properties and shall obtain revised sanction and approval on building plans and Building Construction Permission, and shall construct additional constructed area in accordance with such plans, designs, drawings and permissions, without in any manner prejudicially affecting the area and dimension of the existing residential flats, shops, offices, etc.

E3 The Promoters have further made it clear and also brought to the knowledge and understanding of the Purchaser/s that the Promoters shall provide the Podium amenities and Club House amenities only upon completion of construction work of all the buildings as are approved and sanctioned by the Kalyan Dombivli Municipal Corporation under Building Construction Permission bearing no. KDMC/TPD/BP/27Village/2023-24/10/349 dated 08/02/2024, without in any manner prejudicially affecting the rights and interests of the Purchaser/s.

F. ARCHITECT AND STRUCTURAL CONSULTANT:

The Promoters have entered into a standard agreement with its Certified Architect, viz. M/s. Sthapatya Nirman, through Architect Mr. Shirish Nachane (hereinafter referred to as "The Architect"); who is registered with the Council of Architects, and the Promoters have also appointed a Structural Engineer M/s. JW Consultant, through Mr. Achyut Watve (hereinafter referred to as "The RCC Consultant") for the preparation of the structural designs and drawings of the said new building.

G. PREMISES DETAILS:

G1 The Purchaser/s has/have applied to the Promoters for allotment of Residential Flat bearing No. 1709, on the 17th Floor, admeasuring 28.60 Sq. Meters Carpet Area (as defined under RERA) + 5.29 Sq. Meters Enclosed Balcony along with 2.81 Sq. Meters attached Open Balcony for exclusive use, in the said project building being BUILDING-C known as "VENUS SKY CITY VIVANTA" and as shown in the floor plan thereof hereto annexed along with Nil parking space (hereinafter called and referred to as the "SAID FLAT") and more particularly described in EIGHTH SCHEDULE hereunder written (Present Car Parking Space, if purchased/ allotted, is duly reserved by Car Parking Allotment Letter issued by the Promoters).

G2 The Promoters have agreed to allot, sell and transfer the Said Flat for the lumpsum Consideration of Rs. 33,86,000/- (Rupees Thirty Three Lakhs Eighty Six Thousand only) subject to charges as mentioned in the payment schedule. Relying upon the aforesaid

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THIRD SCHEDULE**(SAID LAND-B)**

All that piece and parcel of freehold land bearing Survey no. 51, Hissa No. 4, admeasuring 5200 square meters out of total area admeasuring 6500 square meters, lying, being and situate at Revenue Village Bhopar, Taluka Kalyan, District Thane-421204 and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane and Sub Registration District Kalyan.

FOURTH SCHEDULE**(SAID LAND-C)**

All that piece and parcel of freehold land bearing Survey no. 51, Hissa No. 4, admeasuring 1300 square meters out of total area admeasuring 6500 square meters, lying, being and situate at Revenue Village Bhopar, Taluka Kalyan, District Thane-421204 and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane and Sub Registration District Kalyan.

FIFTH SCHEDULE**(SAID LAND - D)**

All that piece and parcel of freehold land bearing Survey no. 48, Hissa No. 3, admeasuring 1670 square meters, lying, being and situate at Revenue Village Bhopar, Taluka Kalyan, District Thane-421204 and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane and Sub Registration District Kalyan.

SIXTH SCHEDULE**(SAID LAND - E)**

All that piece and parcel of freehold land bearing Survey no. 49, Hissa No. 1, admeasuring 1120 square meters, lying, being and situate at Revenue Village Bhopar, Taluka Kalyan, District Thane-421204 and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane and Sub Registration District Kalyan.

SEVENTH SCHEDULE**(SAID LAND - F)**

All that piece and parcel of freehold land bearing Survey no. 48, Hissa No. 4A, admeasuring 150 square meters out of total area admeasuring 7480 square meters, lying, being and situate at Revenue Village Bhopar, Taluka Kalyan, District Thane-421204 and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane and Sub Registration District Kalyan.

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EIGHTH SCHEDULE**(SAID FLAT / SHOP / OFFICE)**

All that piece and parcel of Residential Flat bearing No. 1709, on the 17th Floor, admeasuring 28.60 Sq. Meters Carpet Area (as defined under RERA) + 5.29 Sq. Meters Enclosed Balcony along with 2.81 Sq. Meters attached Open Balcony for exclusive use, in the Said Project building being BUILDING - C known as "VENUS SKKY CITY - VIVANTA" and as shown in the floor plan thereof hereto annexed alongwith NIL parking space.

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D. Smith

**तहसिलदार तथा कार्यकारी वंडाधिकारी कल्याण
ता. कल्याण यांचे कार्यालय**

क्र./महसूल/टे-२/जमीनकाय.१/रुपांतरणकर/आय.आय. २३७/२०२१

दिनांक: 15 JUL 2021

ये.कि.नस निवाण एल.एल.पी. तर्फे भागीदार
श्री संजय रामनारायण सिंग व इतर
(जमीन मालक यांचे पु.पु.धारक)

विषय :- महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ व नुसार अकृषिक
आकारणी/रुपांतरण कर भरून घेण्याबाबत

मौजे, सोपरा ता. कल्याण जि.ठाणे		
स.नं.	स.नं. प्रमाणक्षेत्र	रुपांतरीत कर भरणा करण्याचे गोन
५२/४	६५००.००	५२००.००
एकुण	६५००.००	५२००.००

- संदर्भ :- १. महसूल व सन विभाग, मंत्रालय, मादामकामा मार्ग, हुतांगा चौक, मुंबई
४०० ०३२, यांचेकडील अधिसूचना दिनांक ५ जानेवारी, २०१७.
२. मा. जिल्हाधिकारीठाणे यांचेकडील पत्र क्र.महसूल/क.१/टे/२/र.कर/
अ.आकारणी/परिपत्रक.०१/१७, दिनांक: १६/०३/२०१७
३. आपण या कार्यालयात रुपांतरीत कर भरण्याकामी येतेला अर्ज.

महसूल व सन विभाग, महाराष्ट्र शासन यांनी निर्गमित केलेल्या महाराष्ट्र जमीन महसूल संहिता
(सुधारणा) अध्यादेश - २०१७ मध्ये महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२ व (१) नुसार कलम
४२, ४३अ, ४४ मधील ४४ अ या मध्ये काही अंतर्भूत असले तरी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना
अधिनियम, १९६६ याच्या तरतुदीनुसार कोणत्याही क्षेत्रामध्ये अंतिम विकास योजना प्रसिध्द केलेवावर, जर पोट
कलम (२) मध्ये तरतुद केलेल्या बाबती रुपांतरण कर, अकृषिक आकारणी आणि लागू असले तेथे, नगराणा किंवा
अधिसूच्य, किंवा इतर शासनाच्या देणी यांचा भरणा केला असेल तर, अशा क्षेत्रात समाविष्ट असलेल्या
कोणत्याही जमिनीच्या बाबत हा अधिसूच्य योजनेतील वाटप, आरक्षण किंवा निर्दिष्टन या स्वतःपात
दर्शिलेल्या वापरात रुपांतरित करण्यात आले असल्याचे मानण्यात येईल असे नमुद आहे व त्याअनुषंगाने
अशा क्षेत्रात रुपांतरण कर आणि त्या विकास योजनेत दर्शिलेल्या वापराच्या आधारे अशा जमिनीची अकृषिक
आकारणी निश्चित करण्यात यावी असे निर्देश देण्यात आलेले आहेत. त्यानुसार व मा. जिल्हाधिकारी ठाणे

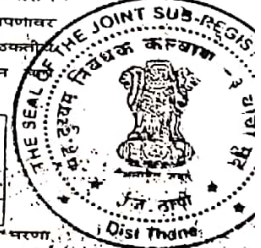
कार्यालय पत्ता :- दिवाणी न्यायालय-सोपरा, इलेक्ट्रॉनिक जवळ, ता. कल्याण, जि. ठाणे. पिन कोड - ४२१ ३०१.
संपर्क क्र. ०२५१ - २३१५१२४ ई-मेल : tahkalyan@gmail.com

यांचेकडील दिनांक १६/०३/२०१७ रोजीचे परिपत्रकाख्ये दिलेल्या सूचनांप्रमाणे आपण विनंती केलेल्या
विषयांकीत जमीन मिळकतीची खालील रुपांतरीत कराची रक्कम आपणास कळविण्यात येत आहे.

सदर रुपांतरीत कराची रक्कम ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम
मधील तरतुदीना अधीन राहून उपलब्ध कागदपत्र, कल्याण डोंबिवली महानगरपालिका कल्याण यांचेकडील
प्रोनवाद्यातचे पत्र, त्यामध्ये नमुद असलेली टिप व आपले प्रतिज्ञापत्र यांस अधिन राहून भरून घेण्यात
सदर जागेचा वापर जमीन मालकाकडून होतो अथवा अन्य कोणाकडून होतो याबाबतची जबाबदारी महसूल
खात्याची नसेल. तसेच सदरचा रुपांतरीत कर आपण विनंती केलेल्या संपुर्ण क्षेत्रासाठी रहत्यास दराने भरून
देण्यात येत आहे. त्यामुळे महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ व नुसार भविष्यात नियोजन
प्राधिकारी यांचेकडून विषयांकीत मिळकतीबाबत बांधकाम परवानगी प्राप्त करून घेतल्यानंतर मंजूर नकाशांनुसार
अतिरीक्त रुपांतरीत कर परीगणीत झाल्यास त्याचा भरणा करणे आपणावर बंधनकारक असेल. तसेच
विषयांकीत मिळकतीवर नियोजन प्राधिकारी यांचेकडील मंजूर नकाशांनुसार बांधकाम करणे आपणावर
बंधनकारक असेल. सदर रुपांतरीत कराची रक्कम शासन जमा केलेचे नंतर भविष्यात उक्त जमीन मिळकती
मालकीसंदर्भात तसेच इतर हक्कांशील नोंदीसंदर्भात कोणताही वाद किंवा कोणतीही न्यायालयीन
उद्भवल्यास त्यांची सार्वस्वी जबाबदारी आपली असेल.

अ.क्र.	गावाचे नाव	स.नं.	एकुण क्षेत्र (चौ.मी.)	रुपांतरीत कर व अकृषिक आकारणीची रक्कम
१.	सोपरा	५२/४	६५००.०० गोन	५२००.००
एकुण				१०७८४.००

वरीलप्रमाणे रुपांतरण कराची आपण चलनाद्वारे शासनजमा करावी सदर रक्कम आपण शासनास परणा
केल्यानंतर तसेच नियोजन प्राधिकारी यांचेकडून बांधकामाबाबत परवानगी (IOD/CC) प्राप्त केल्यानंतर १) जमिनीचे
अद्यावत गाव नमुना नं.७/१२ उतारे २) बांधकाम परवानगीच्या प्रमाणपत्राच्या प्रतीसह मा.जिल्हाधिकारी ठाणे यांचे
कार्यालयात सनद मिळणेकामी अर्ज करावा.





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51700055371

Project: VENUS SKKY CITY VIVANTA BLDG C , Plot Bearing / CTS / Survey / Final Plot No.: S.No.48,H.No.1,2,3,4A,4B(pt),4C(pt),8, S.No.49, H.No.1,2(pt), S.No.50(pt), S.No.51, H.No.4(pt),5,6, S.No.233, H.No.1B(pt),1C,1E at Bhopar, Kalyan, Thane, 421204;

1. Venus Nirvana Llp having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai Suburban, Pin: 400080.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 22/03/2024 and ending with 31/12/2028 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



पं.नं. - ३	
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Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 23-03-2024 03:05:41

Dated: 22/03/2024
Place: Mumbai



Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



05/12/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 17452/2024

नोंदणी :

Regn:63m

गावाचे नाव : भोपर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3386000
(3) वाजारभाव(भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3208000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे भोपर येथील सर्व्हे नं 48, हिस्सा नं 1, 2, 3, 4अ, 4ब(पैकी), 4क(पैकी), 8, सर्व्हे नं 49, हिस्सा नं 1, 2(पैकी), सर्व्हे नं 50(पैकी), सर्व्हे नं 51, हिस्सा नं 4(पैकी), 5, 6, सर्व्हे नं 233, हिस्सा नं 1ब(पैकी), 1क, 1ई, या जमीन मिळकतीवरील व्हिनस स्काय सिटी-विवांता या परियोजनेमधील विल्डींग- सी या इमारतीमधील निवासी सदनिका क्र 1709, सतरावा मजला, क्षेत्र 28.60 चौ मी रेरा कारपेट + 5.29 चौ मी एनक्लोज बाल्कनी + 2.81 चौ मी ओपन बाल्कनी(रेरा नं-पी51700055371) (रहिवासी घटकाकरिता महिला खरेदीदार महाराष्ट्र शासन आदेश क्र. मुद्रांक 2021/अनौ.स.क्रं. 12/प्र.क्र.107/म-1(धोरण) दि.31 मार्च 2021 अन्वये मुद्रांक शुल्क मध्ये 1% सवलत घेतली आहे.)((Survey Number : s no 48, h no 1, 2, 3, 4a, 4b (pt), 4c (pt), 8, s no 49, h no 1, 2 (pt), s no 50 (pt), s no 51, h no 4 (pt), 5, 6, s no 233, h no 1b (pt), 1c, 1e... ;))
(5) क्षेत्रफळ	1) 28.60 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे व्हिनस निर्वाणा एल. एल. पी तर्फे भागीदार संजय रामनारायण सिंग यांचे कु मु धारक म्हणून संदिप शिवाजी साळवे वय:-42; पत्ता:-प्लॉट नं: 606, माळा नं: -, इमारतीचे नाव: रुणवाल आर-स्क्रेअर, ब्लॉक नं: -, रोड नं: एलबीएस मार्ग, मुलुंड पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-AATFV1280A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अस्मिता अंबिकेश्वर पाण्डेय वय:-25; पत्ता:-प्लॉट नं: रूम नं. 3442, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: संजय गांधी नगर, दिघा, ऐरोली, नवी मुंबई, ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-DPOPP7401E
(9) दस्तऐवज करून दिल्याचा दिनांक	05/12/2024
(10) दस्त नोंदणी केल्याचा दिनांक	05/12/2024
(11) अनुक्रमांक, खंड व पृष्ठ	17452/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	203660
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शंरा	

मुल्यांकनासाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

B Sarmalkar
सह.दुय्यम निबंधक कार्या २ कल्याण क्र.३